

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts that to permit a trailer, which is to be located in a D.R. 3.5 Zone outside the Metropolitan District on a lot greater than one acre, would not be in strict harmony with the spirit and intent of the Baltimore County Zoning Regulations and would adversely affect the health, safety, and general welfare of the community, and, therefore,

IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 16th day of December, 1980, that the herein Petition for Special Hearing to permit a trailer be and the same is hereby DENIED.

Jan M.H. Jung
Deputy Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING
DATE December 16, 1980
BY Stephen L. Conway, et al

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met and the health, safety, and general welfare of the community not being adversely affected, the special exception should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 16th day of December, 1980, that the herein Petition for Special Exception for a trailer should be and the same is hereby GRANTED from and after the date of this Order, subject, however, to the following restrictions:

- The proposed trailer shall be on the R.C. 3 portion of the property in the location designated "alternate site for trailer" on the site plan filed herein.
- A revised site plan, deleting the proposed trailer from the D.R. 3.5 portion of the property and incorporating the above restriction, shall be submitted for approval by the Department of Public Works and the Office of Planning and Zoning.

Jan M.H. Jung
Deputy Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING
DATE December 16, 1980
BY Stephen L. Conway, et al

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
825-7310

PAUL H. RENCKE
CHIEF

September 3, 1980

Mr. William Hammond
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Comodari, Chairman
Zoning Plans Advisory Committee

Re: Property Owner: Daniel & Mary Ann Shaw

Location: N/S Winans Road 250' W. of Tulsemere Road

Item No.: 20 Zoning Agenda: Meeting of 7/29/80

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below, marked with an "X", are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals or _____ feet along an approved road in accordance with Baltimore County Standards, as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- () 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- (X) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: *George M. McGehee*
PLANNING GROUP Approved: FIRE PREVENTION BUREAU
SPECIAL INSPECTION DIVISION

/mb

BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610

TED ZALEWSKI JR.
DIRECTOR

August 13, 1980

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #20 Zoning Advisory Committee Meeting, July 29, 1980 are as follows:

Property Owner: Daniel & Mary Ann Shaw
Location: N/S Winans Road 250' W of Tulsemere Road
Existing Zoning: R.C. 3
Proposed Zoning: Special Exception for a trailer

Acres: 12.1154
District: 2nd

The items checked below are applicable:

- X A. All structures shall conform to the Baltimore County Building Code 1978, and other applicable Codes.
- X B. A building/_____ permit shall be required before beginning construction.
- X C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/are not required.
- X D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- E. In wood frame construction an exterior wall erected within 6' 0" of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3' 0" of lot line. A minimum 6" masonry firewall is required if construction is on the lot line.
- F. Requested variance conflicts with the Baltimore County Building Code, Section/s _____.
- G. A change of occupancy shall be applied for, along with an alteration permit application, and three required set of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
- H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that the structure for which a proposed change in use is proposed complies with the height/area requirements of Table 305 and the required construction classification of Table 211.
- X I. Comments: If a mobile home can be constructed to comply to the Building Code as required in Section 421.0 then the remainder of 421.0 shall be applicable as well as other code sections. As most mobile homes can not meet the elect. code and many instances sections 409.1, 612.3 and other miscellaneous Building Code sections they cannot be approved as a single family dwelling under the Building Code. If a mobile home is to be constructed as a mobile home, it must be submitted to the office of Planning and Zoning and are not intended to be filed as a mobile home. If desired additional information may be obtained by visiting Room 106 (Plans Review) at 111 West Chesapeake Ave., Towson, Maryland 21204 in Section 421.0.

Very truly yours,
Charles E. Burbanck
Charles E. Burbanck, Chief
Plans Review

CEB:erj

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert V. Dubel, Superintendent
Towson, Maryland - 21204

Date: July 28, 1980

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

Z.A.C. Meeting of: July 29, 1980

RE: Item No: 19, 20, 21, 22, 23, 24, 25, 26
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Hammond:

All of the above have no hearing on student population.

Very truly yours,
Nick Petrovich
Mr. Nick Petrovich, Assistant
Department of Planning

WNP/bp

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
PETITION FOR SPECIAL HEARING
N/S Winans Rd., 250'
W of Tulsemere Rd., 2nd District : OF BALTIMORE COUNTY

DANIEL SHAW, et ux, Petitioners : Case No. 81-68-XSPH

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
John W. Hession, III
John W. Hession, III
People's Counsel for Baltimore County
Rm. 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 9th day of September, 1980, a copy of the foregoing Order was mailed to Mr. and Mrs. Daniel Shaw, 9508 Winans Road, Baltimore, Maryland 21117, Petitioners.

John W. Hession, III
John W. Hession, III

PETITION FOR SPECIAL EXCEPTION AND SPECIAL HEARING
2nd District

ZONING: Petition for Special Exception and Special Hearing
LOCATION: North side of Winans Road, 250 feet West of Tulsemere Road
DATE & TIME: Thursday, October 2, 1980 at 9:45 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Exception for a trailer, and Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve a trailer to be permitted in a D.R.3.5 zone, on a lot greater than one acre, outside the Metropolitan District

All that parcel of land in the Second District of Baltimore County

Being the property of Daniel Shaw, et ux, as shown on plat plan filed with the Zoning Department

Hearing Date: Thursday, October 2, 1980 at 9:45 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF
WILLIAM E. HAMMOND
ZONING COMMISSIONER
OF BALTIMORE COUNTY

*Filed 10/14/80 @ 11:00
Ad. Min. in writing
papers*

PETITION FOR SPECIAL EXCEPTION AND SPECIAL HEARING
2nd District

ZONING: Petition for Special Exception and Special Hearing
LOCATION: North side of Winans Road, 250 feet West of Tulsemere Road
DATE & TIME: Thursday, October 16, 1980 at 11:00 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Exception for a trailer, and Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve a trailer to be permitted in a D.R.3.5 zone, on a lot greater than one acre, outside the Metropolitan District

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Being the property of Daniel Shaw, et ux, as shown on plat plan filed with the Zoning Department

Hearing Date: Thursday, October 16, 1980 at 11:00 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF
WILLIAM E. HAMMOND
ZONING COMMISSIONER
OF BALTIMORE COUNTY

William E. Doyle

LAND SURVEYOR 8440
5312 EMERALD DRIVE SYKESVILLE, MARYLAND 21784 PHONE (301) 796-110

9508 Winans Road

July 15, 1980

Description of Mr. & Mrs. Daniel Shaw property situated on the north side of Winans Road in the 2nd Election District of Baltimore County, MD.

Beginning for the same at a iron pin found on the northside of Winans Road 250' west of Tulsemere Road (1) N 22° 23' 55" E 917.62 ft., (2) S 76° 35' 37" E 432.76 ft (3) S 13° 02' 27" W 357.57 ft., (4) S 05° 44' 56" W 86.30 ft., (5) S 05° 44' 56" W 85.12 ft (6) S 05° 44' 56" W 133.39 ft., (7) S 12° 20' 40" W 288.44 ft (8) S 80° 54' 17" W 214.47 ft (9) N 74° 25' 09" W 198.76 ft., (10) N 49° 32' 45" W 255.63 ft to the place of beginning. Containing 12.1454 acres of land more or less.



William E. Doyle
William E. Doyle
Registered Land Surveyor 8440

William E. Doyle

LAND SURVEYOR 8440
5312 EMERALD DRIVE SYKESVILLE, MARYLAND 21784 PHONE (301) 796-1270

July 15, 1980

Description of Mr. & Mrs. Daniel Shaw property for special exemption, situated on the north side of Winans Road in the 2nd Election District of Baltimore County, MD.

Beginning for the same at a iron pin found on the northside of Winans Road 250' west of Tulsemere Road (1) N 22° 23' 55" E 917.62 ft., (2) S 76° 35' 37" E 432.76 ft (3) S 13° 02' 27" W 357.57 ft., (4) S 05° 44' 56" W 86.30 ft., (5) S 05° 44' 56" W 85.12 ft (6) S 05° 44' 56" W 133.39 ft., (7) S 12° 20' 40" W 288.44 ft (8) S 80° 54' 17" W 214.47 ft (9) N 74° 25' 09" W 198.76 ft., (10) N 49° 32' 45" W 255.63 ft to the place of beginning. Containing 12.1454 acres of land more or less.



William E. Doyle
William E. Doyle
Registered Land Surveyor 8440

Red

REVISIONS
AUG 28 1980
OFFICE COPY

BALTIMORE COUNTY
DEPARTMENT OF HEALTH
TOWSON, MARYLAND 21204

DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE & COUNTY HEALTH OFFICER

September 10, 1980

Mr. William R. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #20, Zoning Advisory Committee meeting of July 29, 1980, are as follows:

Property Owner: Daniel & Mary Ann Shaw
Location: N/S Winans Rd. 250' West of Tulsemere Rd.
Existing Zoning: R.C. 3
Proposed Zoning: Special Exception for a trailer
Acres: 12.1454 Acres
District: 2nd

The proposed trailer will be served by an existing drilled well and proposed sewage disposal system. The cap on the existing well is damaged and must be replaced, otherwise, the well appears to be in good physical condition and can be used as the water supply for the proposed trailer.

Prior to the approval of a trailer permit, the well cap must be replaced on the existing well, the well properly chlorinated and a bacteriological water sample collected for the existing house to verify the potability of the water supply. Soil percolation tests must also be conducted prior to approval of a trailer permit.

Very truly yours,

Jan J. Forrest
Jan J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

LJP/mw

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3333

WILLIAM E. HAMMOND
ZONING COMMISSIONER

December 16, 1980

Mr. & Mrs. Daniel Shaw
9508 Winans Road
Baltimore, Maryland 21117

RE: Petitions for Special Exception and Special Hearing
N/S of Winans Rd., 250' W of Tulsemere Rd. - 2nd Election District
Daniel Shaw, et ux - Petitioners
NO. 81-68-XSPH (Item No. 20)

Dear Mr. & Mrs. Shaw:

I have this date passed my Orders in the above captioned matter in accordance with the attached.

Very truly yours,

Jean M.H. Jung
JEAN M.H. JUNG
Deputy Zoning Commissioner

cc: Ms. Donna Moose
8807 Meadow Heights Road
Randallstown, Maryland 21133

John W. Hessian, III, Esquire
People's Counsel

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. W. E. Hammond
Zoning Commissioner Date: September 11, 1980
FROM: Norman E. Gerber, Acting Director
Office of Planning and Zoning
SUBJECT: Petition No. 81-68-XSPH Item 20

Petition for Special Exception and Special Hearing
North side of Winans Road, 250 feet West of Tulsemere Road
Petitioner- Daniel Shaw, et ux

Second District

HEARING: Thursday, October 2, 1980 (9:45 A.M.)

It would appear that the proposed trailer in the D.R. 3.5 zoned portion of the property is not permitted as of right or by special exception.

Norman E. Gerber
Norman E. Gerber
Acting Director

NEG:JGH:ab

September 2, 1980

Mr. & Mrs. Daniel Shaw
9508 Winans Road
Owings Mills, Maryland 21117

NOTICE OF HEARING

RE: Petition for Special Exception and Special Hearing
N/S Winans Rd., 250' W of Tulsemere Road
Case No. 81-68-XSPH

TIME: 9:45 A.M.

DATE: Thursday, October 2, 1980

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND

William E. Hammond
WILLIAM E. HAMMOND
ZONING COMMISSIONER OF
BALTIMORE COUNTY

September 17, 1980

Mr. & Mrs. Daniel Shaw
9508 Winans Road
Owings Mills, Maryland 21117

NOTICE OF HEARING

RE: Petition for Special Exception and Special Hearing
N/S Winans Rd., 250' W of Tulsemere Road
Case No. 81-68-XSPH

TIME: 11:00 A.M.

DATE: Thursday, October 14, 1980 (Rescheduled from 10/2/80)

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND

William E. Hammond
WILLIAM E. HAMMOND
ZONING COMMISSIONER OF
BALTIMORE COUNTY

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3333

WILLIAM E. HAMMOND
ZONING COMMISSIONER

September 30, 1980

Mr. & Mrs. Daniel Shaw
9508 Winans Road
Owings Mills, Maryland 21117

RE: Petition for Special Exception and Special Hearing
N/S Winans Rd., 250' W of
Tulsemere Road - Case No. 81-68-XSPH

Dear Mr. & Mrs. Shaw:

This is to advise you that \$64.75 is due for advertising and posting of the above-property.

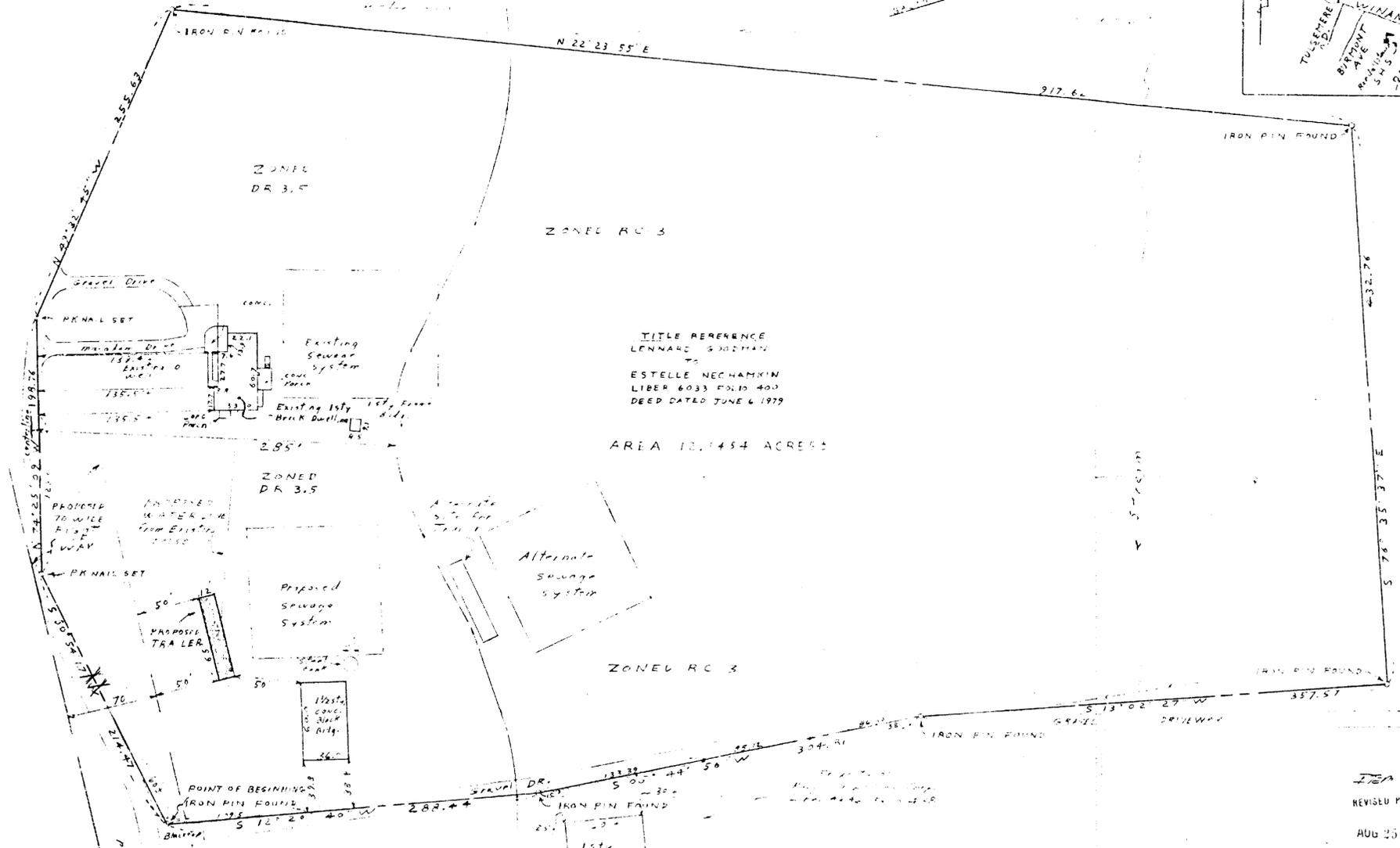
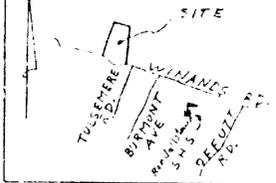
Please make check payable to Baltimore County, Maryland and remit to Sandra Jones, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Very truly yours,
William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

WEH:sj

Property of
Ranch Properties Corp.
Liber 4246, Folio 438

VICINITY MAP
SCALE: 1" = 2000'



TITLE REFERENCE
LENNARD 5300 MAY
TO
ESTELLE NECHAMKIN
LIBER 6033 FOLIO 400
DEED DATED JUNE 6 1979

AREA 12.1454 ACRES

Notes: Trailer to use existing driveway
All Zoning is RC 3

Present Owner
Mr. & Mrs. Daniel Shaw
9508 Winans Road
Randallstown, Md 21133
Phone No. 655-0583

SITE PLAN 9508 WINANS ROAD



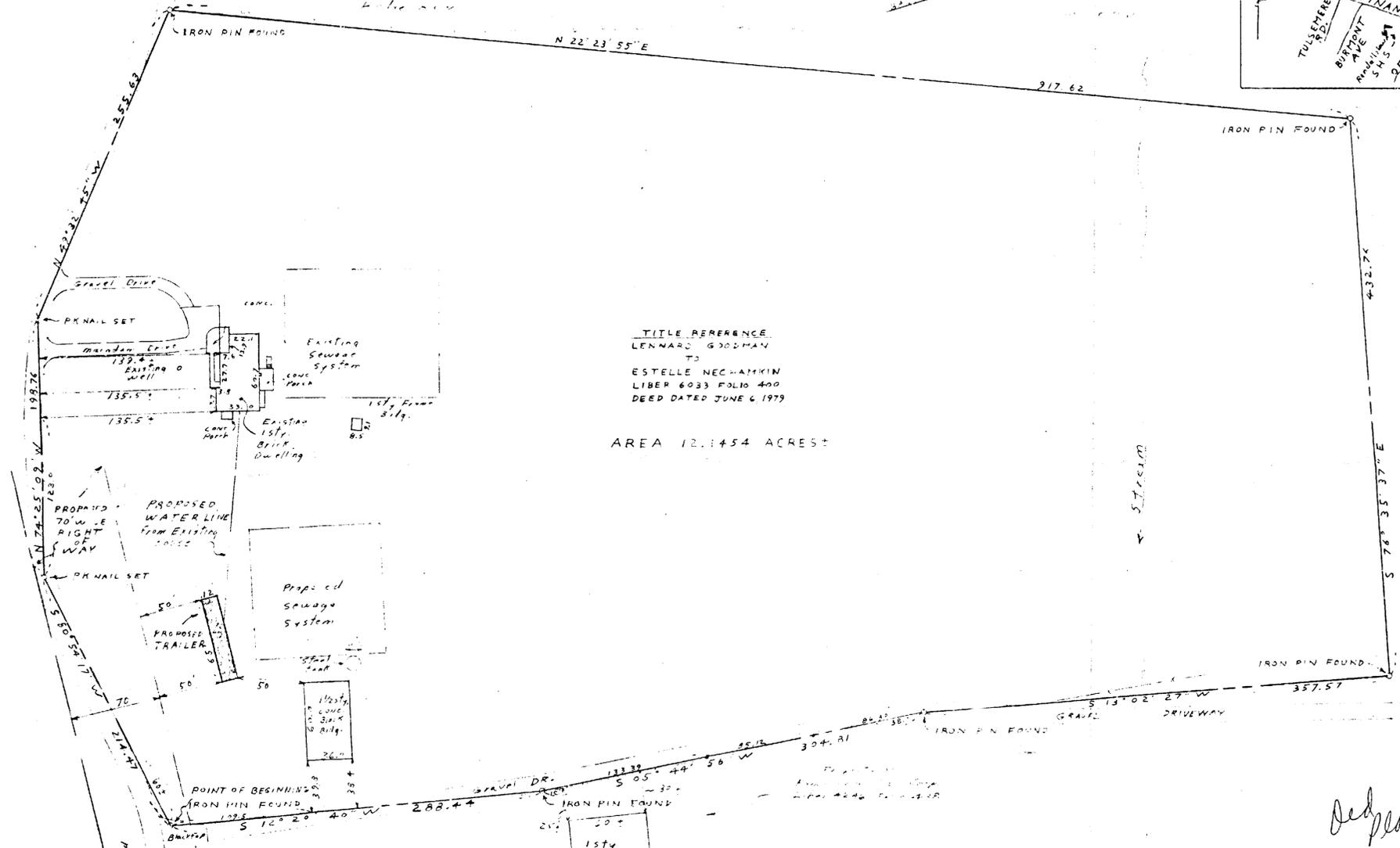
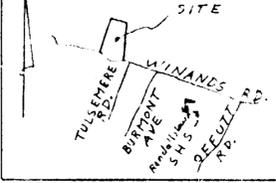
WILLIAM E. DOYLE
Registered Land Surveyor 8440
5312 Emerald Dr. Ph. 795-2110
SYKESVILLE, MD 21784

SPECIAL HEARING & SPECIAL EXCEPTION FOR TRAILER
PROPERTY OF MR. & MRS. DANIEL SHAW
SITUATED ON THE NORTHSIDE OF,
WINANS ROAD ELECTION DISTRICT 2
BALTIMORE COUNTY, MARYLAND

SCALE: 1" = 50' DRAWN: AUGUST 11, 1979
REVISED: MAY 27, 1980
FILE NO. 154.3

Property of
Ranch Properties Corp.
Liber 4246, Folio 438

VICINITY MAP
SCALE: 1" = 2000'



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LENNARD 5300 MAY
TO
ESTELLE NECHAMKIN
LIBER 6033 FOLIO 400
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AREA 12.1454 ACRES

Notes: Trailer to use existing driveway
All Zoning is RC 3

Present Owner
Mr. & Mrs. Daniel Shaw
9508 Winans Road
Randallstown, Md 21133
Phone No. 655-0583

SITE PLAN 9508 WINANS ROAD



WILLIAM E. DOYLE
Registered Land Surveyor 8440
5312 Emerald Dr. Ph. 795-2110
SYKESVILLE, MD 21784

SPECIAL EXEMPTION FOR TRAILER
PROPERTY OF MR. & MRS. DANIEL SHAW
SITUATED ON THE NORTHSIDE OF,
WINANS ROAD ELECTION DISTRICT 2
BALTIMORE COUNTY, MARYLAND

SCALE: 1" = 50' DRAWN: AUGUST 11, 1979
REVISED: MAY 27, 1980
FILE NO. 154.3